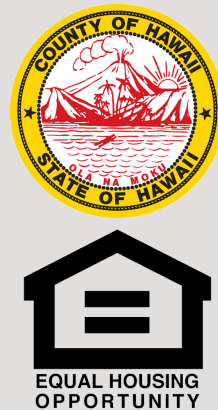


# Office of Housing and Community Development Newsletter

Fall 2022



## County Housing Inspection vs Landlord/Property Manager Inspection

It is a common misconception that the Existing Housing Division conducts an Inspection in place of a Landlord/Property Manager Inspection. Our agency administers the Housing Choice Voucher program through the United States Department of Housing and Urban Development which requires our housing authority to conduct new and annual/biennial Housing Quality Standards (HQS) Inspections. Our office determines if a home, apartment or duplex meets housing quality standards. Landlords/Property Managers should conduct their own periodic inspections at their rentals to ensure that tenants are abiding by the lease agreement terms and taking good care of the unit.

## More extensive Tenant Education

We've been working diligently to constantly improve and update our Tenant Education and Briefing sessions. We now require a 2 hour Tenant Education and Briefing session to be completed upon receiving a new housing voucher. This includes an overview of how the housing voucher program works, how we calculate affordable family limits, how to look for a rental, Fair Housing, how to take good care of the rental, housekeeping, program rules and family obligations such as: Tenant must report income changes and household changes within 30 days, & Tenant must pay their portion to landlord on time. Landlords should report to our office any serious or repeated lease violations that includes: late or non-payment of tenant portion which is a program violation. Landlords may email violations to [sec8info@hawaiiicounty.gov](mailto:sec8info@hawaiiicounty.gov).

## Hawai'i County Housing Waiting List Set to Open

From Monday, Sept. 19, 2022 at 9am and closing on Monday, Oct 3, 2022 at 4pm for the Housing Choice Voucher (HCV) rental assistance program. Online application can be found by visiting:

<https://www.hawaiiicounty.gov/i-want-to/apply-for-a-an>

Then click: "Housing Program Waiting List" (applicants will be directed to an external site). If applicants need help filling out an application in person, they may call (808) 959-4642.

## Message from our Housing Administrator

Our Landlord Incentive Program for Emergency Housing Vouchers (EHV) began on June 13, 2022. The current shortage of affordable rental housing units makes it difficult for voucher recipients to find or keep an affordable housing rental unit in Hawai'i County. The EHV Landlord Incentive Program utilizes funds from the American Rescue Plan Act of 2021 to increase the supply of available affordable housing rental units for the Emergency Housing Voucher (EHV) program. This pilot program is restricted to the EHV program and may not be used for any other funded rental assistance program. The program will end on 12/31/22 or earlier upon the depletion of the available funding. If you are a landlord, have a vacant rental, and would like more information about our \$2,000 EHV Landlord Incentive program, please email [landlord.housing@hawaiiicounty.gov](mailto:landlord.housing@hawaiiicounty.gov).

Warm regards,

Susan Kunz





## Now offering Landlord Sessions & New Landlord Orientation

As a part of our Landlord Engagement Program, Landlords, Property Managers and Housing Navigators have the opportunity to learn more about the \$2,000 EHV Landlord Incentive, Housing Quality Standards (HQS) Inspections, Fair Housing, and various Community Engagement Programs through partnerships.

We also take a deeper dive reviewing the Housing Assistance Payments (HAP) Contract, how to become a participating landlord, must not collect any utilities or rent on the side, and other frequently asked questions that new and existing landlords may have.

Thinking about becoming a participating landlord, or know someone that should?

For more info & video on "How the Housing Voucher Program works with Landlords & Benefits" visit:

<https://linktr.ee/ohcd>

Refer a landlord today:  
[landlord.housing@hawaiiicounty.gov](mailto:landlord.housing@hawaiiicounty.gov)

## Special Purpose Housing Vouchers targets specific populations

OHCD administers four types of special purpose housing vouchers in addition to the Housing Choice Voucher (HCV) & Public Housing Voucher (PBV). Foster Youth to Independence Initiative (FYI) program is for youth that have recently or soon to leave foster care, between the ages of 18-24, or are houseless, or at risk of becoming houseless at age 16 and older. Supportive services to self-sufficiency provided by external organizations. Veterans Affairs Supportive Housing (VASH) program is for houseless Veterans and includes case management and clinical services. Mainstream (MS) for non-elderly disabled persons 18-61 years old and their families. Waitlist preference for persons transitioning out of institutional settings, houseless, or at risk. Emergency Housing Vouchers (EHV) referred if houseless, at-risk of houselessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, or high risk of housing instability.

## FREE Landlord Tenant Mediation Program

The FREE Landlord Tenant Mediation Program can help you negotiate payment plans for back rent, plans for rent going forward, applying for rental assistance together, new terms to prevent eviction, move out options, security deposit return, and other agreements that support the needs of both renters and owners. Contact one of Hawaii County's two non-profit community mediation centers for help!

East Hawai'i: (808) 935-7844 x 8  
<https://hawaiimediation.org/>

West Hawai'i: (808) 885-5525  
<https://whmediation.org/>



## Hurricane Readiness Resource Fair Recap

Hurricane season in Hawai'i occurs roughly between June 1 and November 30. The Office of Housing and Community Development in partnership with the Hawai'i County Civil Defense hosted resource fairs during the month of July with speakers from Civil Defense, Office of Aging, Hawaiian Electric Company & National Weather Service/Central Pacific Hurricane Center. You can never be more prepared ahead of time to lessen the worry. Develop a family and business emergency plan and prepare a home survival kit. Learn more - Hurricane Preparedness Guide:

<https://files.hawaii.gov/dhs/main/Internal/Disaster/HurricanePreparednessGuide.pdf>

## Upcoming Office Closures

|                            |  |
|----------------------------|--|
| November 8 - Election Day  | November 11 - Veterans Day             |
| November 24 - Thanksgiving | December 26 - Christmas Day (observed) |



County of Hawai'i  
Office of Housing and Community Development

Website: [www.hawaiiicounty.gov/departments/office-of-housing](http://www.hawaiiicounty.gov/departments/office-of-housing)

